018.0	0004	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	871,200 / 871,200
					USE VALUE:	871,200 / 871,200
					ASSESSED:	871,200 / 871,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O`DONNELL SEAN C & KEVIN M/TR	
Owner 2:	BEDROSSIAN ERIN M/TR O`DONNELL	
Owner 3:	FAMILY TRUST	
Street 1:	78 PRINCETON RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	ODONNELL MICHAEL J-MARY A -
Owner 2:	-
Street 1:	78 PRINCETON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 1889 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5580.000	371,900		499,300	871,200
Total Card	0.128	371,900		499,300	871,200
Total Parcel	0.128	371,900		499,300	871,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.20 | /Parcel: 461.20

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 018.0-0004-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	371,900	0	5,580.	499,300	871,200		Year end	12/23/2021
2021	101	FV	361,000	0	5,580.	499,300	860,300		Year End Roll	12/10/2020
2020	101	FV	361,000	0	5,580.	499,300	860,300	860,300	Year End Roll	12/18/2019
2019	101	FV	260,800	0	5,580.	646,100	906,900	906,900	Year End Roll	1/3/2019
2018	101	FV	260,800	0	5,580.	411,200	672,000	672,000	Year End Roll	12/20/2017
2017	101	FV	260,800	0	5,580.	375,900	636,700	636,700	Year End Roll	1/3/2017
2016	101	FV	260,800	0	5,580.	305,400	566,200	566,200	Year End	1/4/2016
2015	101	FV	250,100	0	5,580.	305,400	555,500	555,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1533

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ODONNELL MICHAE	1503-32		1/17/2017	Convenience	99	No	No		
	860-200		5/1/1975		50,025	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2010	540	Window/S	6,500					18 REPLACEMENT WIN

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	BS	Barbara S
5/7/2009	Measured	372	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
8/25/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5580		Sq. Ft.	Site		0	85.	1.05	2									499,291						499,300	

Patriot Properties Inc.

User Acct 12854
GIS Ref
GIS Ref
Insp Date 11/17/17
!1533!

PRINT

Date	Time
12/29/21	20:08:21

LAST REV

Date	Time
12/11/17	13:07:08
ekelly	

USER DEFINED

Prior Id # 1:	12854
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.12810	Total SF/SM:	5580	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	499,291	Spl Credit		Total:	499,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.20584965
Const Adj.:	1.00289965
Adj $ / SQ:	169.308
Other Features:	79163
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	456883
Depreciation:	84980
Depreciated Total:	371903

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

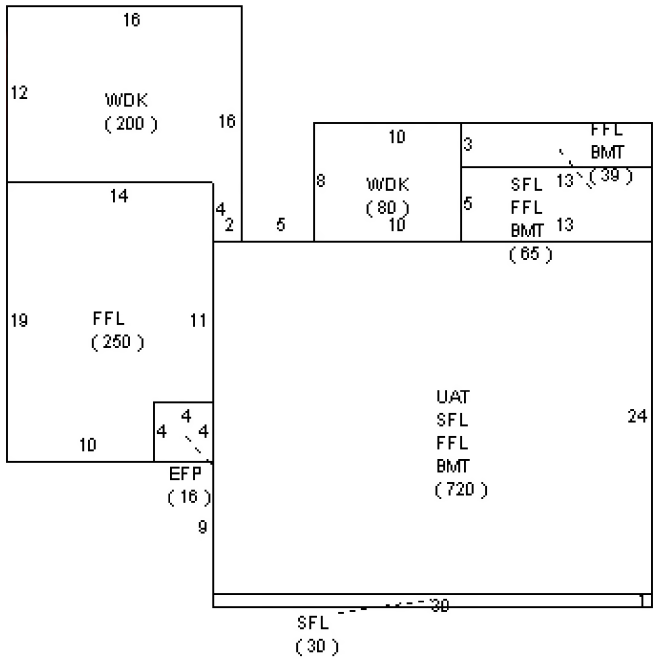
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.31
Special Features:	0	Val/Su Net:	116.62
Final Total:	371900	Val/Su SzAd	196.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,074	169.310	181,837
BMT	Basement	824	50.790	41,853
SFL	Second Floor	815	169.310	137,986
WDK	Deck	280	9.600	2,688
UAT	Upper Attic	180	67.720	12,190
EFP	Enclos Porch	16	72.810	1,165

Net Sketched Area:	3,189			Total:	377,719
Size Ad	1889	Gross Area	3729	FinArea	1889

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0004-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	